

## PLANNING BOARD

Minutes of March 2, 2011

PRESENT: Arnie Rosenblatt, Chairman, Gordon Leedy, Marilyn Peterman, Mike Dell Orfano, and Charlie Tiedemann, Planning Director

The meeting was called to order at 7:35 pm by Chairman Rosenblatt, and requested that Marilyn Peterman vote for Sally Wilkins.

**Lots 6-68-32 and 30-37 Limbo Lane and NH Route 101:** *Discussion only of Affordable Housing Plan - One PGB – 3031 Investments, LLC. and Green Island – Amherst NH Partners, LLC.*

Attorney Greg Michael, representing the applicant, spoke about the legal action filed against the Planning Board.

We now have revised plans and a packet of information for the Board to review later or now.

The suitability of this project is not for low income purposes.

Within the Amherst Affordable Housing Ordinance there are no noise criteria standards.

This plan does not request any waivers from the Ordinance.

The economics of this project are not possible to determine without knowing the final numbers which depend on the Board's actions.

Two units were changed on the plan from the previous plan. One unit was dropped and one unit was added to the multi-family units at the southerly end of the land.

Please remember that the land costs are a big component of the project and drive the final numbers. Also the utility costs are substantial.

The Amherst Master Plan states that Town should reduce the physical costs of residential developments.

The units are two bedrooms, 1300 sf, and the 18 units will produce 36 people with two children.

The property is proposed to remain Workforce Housing.

In this Zone offices are allowed, but the tree removal and earth moving for offices will disrupt the entire site.

The housing being proposed here fits in with the general area existing housing.

Jeff Merritt, the engineer from Keach Nordstrom, set up copies of the old plan and the new revisions. He spoke of the existing end of Limbo Lane which would be a transition area with a round about in the center of the road for plows to turnaround with a landscaped island. Up from the round about the roadway leads to the eight (8) units which were formerly only seven (7). The roadway leading north is 22 feet wide and has the length reduced by the removal of the two units at the end.

We have added tiered landscape walls adjacent to NH 101 with shrubs being planted to screen the property from 101.

Within the packet is a noise consultants report on the high tree canopy which accentuates the noise down to the ground. Removing some of the trees creates a park like atmosphere which can reduce the noise.

Jeff then showed the Board a plan with office buildings at the same location with parking lots and required regrading.

Greg pointed out that there are many dwellings located close to 101.

46 Arnie noted that this meeting was a discussion only and that the minutes are non-binding for the Board and  
47 that it should be noted that there are only four (4) members of the eight (8) person Board here tonight.  
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49 Mike questioned the perma economic analysis.  
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51 Greg spoke about the conditions and costs on the economic viability of the project.  
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53 Mike wondered if the economic viability is important for the Board.  
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55 Greg said the cost of the land drives the viability.  
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57 Mike asked about the length of the road and Jeff answered about 2500 feet.  
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59 Mike noted that part of the road is the old 101 and Jeff answered that some of that will have to be modified.  
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61 Marilyn questioned about the affordability and intent and asked what guaranty is there that this will remain  
62 affordable?  
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64 Greg noted that the covenants require affordability.  
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66 Marilyn said there were no exemptions in the Amherst Ordinance. What guaranties that the Ordinance will  
67 not except elderly applicants?  
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69 Greg replied that he cannot speak to the elderly question.  
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71 Marilyn said this is very disconcerting relative to elderly housing. Do the units have cellars?  
72  
73 Jeff said no, but mentioned that the townhouses have drive in garages under them.  
74  
75 Marilyn said it was important for the Planning Board to help people have dwellings that limit the noise from  
76 101.  
77  
78 Peter Bielagus said for long term affordability the 1300 sf limit for 10 years assures affordability.  
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80 Marilyn complained that this was not right – some already constructed are no longer affordable now.  
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82 Peter noted that the 1300 sf restriction is the easiest way to assure long term affordability. He also mentioned  
83 that there will be sound proof windows installed.  
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85 Gordon asked about the fiscal impact of comparing retail or office development to Affordable Housing. Also  
86 the other location of similar housing is not similar to this location.  
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88 Greg commented that it is zoned for office use.  
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90 Gordon commented that it cannot be the same as this plan and that your selective clearing has not helped  
91 your case – the area is now very visible.

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Greg again commented that this was the same as a commercial use.

Gordon responded that it would be the same for a commercial use. He continued that the application is 3 times the density of surrounding uses and the Town needs something in return as a trade off. Also the buildings are not well designed and are ugly – we cannot allow shacks here.

Arnie commented that the Board thanks you for meeting with us and we will review your comments.

**Amherst Heritage Commission:** *Discussion of Demolition Delay Policy and Proposed Subcommittee*

The Board waited several minutes for the Heritage Commission which failed to appear.

**New Business:**

Lot 6-50 Baboosic Lake Road: Subdivision – Dunn

Lot 6-100 Baboosic Lake Road: Subdivision – Fortier

*Marilyn moved no regional impact, mike seconded. All in favor.*

*Gordon moved to adjourn, Marilyn seconded. All in favor.*

The meeting adjourned at 8:50 pm.